

MEMORANDUM

TO: APC Ordinance Committee
FROM: Kathy Lind, Senior Planner
SUBJECT: ~~catering hall, banquet hall, event venue~~, agricultural rental hall
DATE: February 28, 2013

The newest incarnation of this type of use, (that basically amounts to a place to throw weddings and parties) is what staff is calling an “agricultural rental hall”. Originally staff thought it best to include the existing rental halls in Lafayette (like Duncan on Ferry Street and the Fowler House on Columbia and 9th). After further review with the city engineer’s office, staff realizes the two uses are sufficiently different and the proposed use warrants its own land use category. So we have added the term “agricultural” to the title of the use and taken it out of the CB and CBW zones entirely.

Most recently staff has fielded calls regarding a wedding and reception venue (both events to be held at the same location) in an agricultural/wooded setting. Actually, the two agri-tourism businesses that have received special exceptions in Tippecanoe County over the past few years (Exploration Acres and Wea Creek Orchards) both have large buildings used for private gatherings. These types of businesses are extremely varied and cover a wide range of potential land uses. Staff will continue to work toward a zoning ordinance amendment regarding agri-tourism businesses.

The proposal as it currently stands (see draft ordinance attached) would allow this use in the GB zone by right (such as The Trails – a buffet restaurant that also does catering and hosts wedding receptions on site) and by special exception in the A and AW zones. In the A and AW zones there can be no catering business on site, nor can there be any kind of “eating and drinking establishment” as a component of the use. All food must be prepared off-site and brought to the rental hall; the State Board of Health has regulations in place regarding the number and type of sinks needed in this type of hall.

Our definition, which borrows heavily from our definition of “winery,” would state the following:

AGRICULTURAL RENTAL HALL. An establishment (either with or without an outdoor component) where private parties, weddings, and/or receptions limited to attendance by invitation or reservation are held. Additionally, hosting public events open to the public without the requirement of an invitation or reservation, at which entertainment is provided as the main attraction, may also be part of such business. Unless located in a zone that also permits eating and drinking places as a primary use, a **rental hall**: 1. May only serve food prepared by an off-premises caterer and may not include any uses listed in SIC 5812 or 5813 (eating and drinking places) and 2: May only host such public events up to four times per calendar year.

This definition would allow such a facility located in the GB zone to have a restaurant or coffee shop, or its own caterer on site as part of its business. At the same time it would limit those places established in the A or AW zones that would typically not have sanitary sewer or water available to serve them. Catered food may be brought in, but cannot be prepared on site. The definition also allows the hall to be used for public events, such as charity fundraisers; however if the location is in the A or AW zone, big public events would be limited to no more than four times per year. The special exception requirement would allow the ABZA to decide if the proposed location would harm other property in its vicinity because of “traffic generation, placement of outdoor lighting, noise production or hours of operation.”

The parking standard that the A.O.’s decided on, already exists in the ordinance in two separate places. It is a combination of parking group 30: “1 per 4 patrons to the maximum capacity of the facility inclusive of both indoor, if any, and outdoor capability”; and a portion of the winery parking group 56: “Additionally, for public events, grass or gravel overflow parking areas are required and shall be of sufficient size to accommodate all vehicles. Vehicles parked along public roads shall be evidence of non-compliance with this requirement.” Parking does not have to be paved in the A or AW zone; however, it is required in GB.

This proposal was reviewed by the County Administrative Officer (Building Commissioner Ken Brown) and received his blessing. If approved by the Ordinance Committee at its March 6th meeting, staff will file the ordinance amendment for hearing at the April 17th APC meeting.

RECOMMENDATION:

A motion to forward this ordinance amendment to the full APC

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER _____ OF ORDINANCE NO. _____ BEING THE UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY.

Be it ordained by the (County Commissioners of Tippecanoe County, Indiana; the Common Council of the City of Lafayette, Indiana; the Common Council of the City of West Lafayette, Indiana; the Town Council of the Town of Battle Ground, Indiana; the Town Council of the Town of Dayton, Indiana; and the Town Council of Clarks Hill, Indiana), that Ordinance No. _____, being the Unified Zoning Ordinance of Tippecanoe County is hereby amended as follows:

Section 1: Change **UZO Section 1-10-2 Words and Terms Defined** by adding the following definition:

AGRICULTURAL RENTAL HALL. An establishment (either with or without an outdoor component) where private parties, weddings, and/or receptions limited to attendance by invitation or reservation are held. Additionally, hosting public events open to the public without the requirement of an invitation or reservation, at which entertainment is provided as the main attraction, may also be part of such business. Unless located in a zone that also permits eating and drinking places as a primary use, a **rental hall**: 1. May only serve food prepared by an off-premises caterer and may not include any uses listed in SIC 5812 or 5813 and 2: May only host such public events up to four times per calendar year.

Section 2: Change **UZO Section 3-2 Permitted Use Table** by adding the category "Agricultural Rental Hall" that allows the following:

This use is permitted in the GB zone by right and in A and AW zones only with a special exception. Parking group 30/c (1 space per 4 patrons to the maximum capacity of the facility inclusive of both indoor, if any, and outdoor capability.) shall apply.

Section 3: Change **UZO Section 4-6-3 Required Auto *Parking Spaces***, parking group 30 by adding to it the following:

Additionally, for **agricultural rental hall** public events in **rural zones**, grass or gravel overflow parking areas are required and shall be of sufficient size to accommodate all vehicles. Vehicles parked along public roads shall be evidence of non-compliance with this requirement.

This ordinance shall be in full force and effect from and after its passage.